

**PLANNING COMMITTEE
27 FEBRUARY 2014
7.30 - 9.45 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Mrs Barnard, Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Heydon, Kensall, Leake, Thompson, Virgo and Worrall

Apologies for Absence were received from:

Councillors Birch and Kendall

83. Minutes

RESOLVED that the minutes of the Committee held on 23 January 2014 be agreed as a correct record and signed by the Chairman subject to the following amendment:

Minute 79: PS Application 13/00575/OUT Land at Former TRL Site, Nine Mile Ride, Crowthorne: the wording in italics be added:

On the proposition of Councillor Dudley, seconded by Councillor Birch a revision to the recommendations was proposed in the following terms:

- i) That the second sentence of Condition 17 be amended to state: 'No construction of any dwelling hereby permitted shall be commenced until the following highway works have been completed.'
- ii) The words 'in kind' be deleted from the amended recommendation in the supplementary report, excepting the following paragraphs which state:

'Either the provision in kind, or a financial contribution towards the provision by others of waste recycling facilities.'

'Where on site and in kind provision is made for infrastructure or services where the intention is that the responsibility for long term management is to be transferred to the Council or other body, in addition a financial contribution towards commuted maintenance and management costs will be sought.'
- iii) *That the provision of healthcare be fully considered for the proposed development.*

Upon being put to the vote, the revised recommendations were carried.

84. Declarations of Interest

There were no declarations of interest.

85. **Urgent Items of Business**

There were no items of urgent business.

86. **Application 13/00608/FUL 15 Plantagenet Park, Warfield**

Conversion of garage into habitable accommodation.

A site visit had been held on Saturday 22 February 2014 which had been attended by Councillors Blatchford, Brossard, Dudley, Finnie, Heydon, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Warfield Parish Council.

The Committee noted the comments of the Highway Officer and expressed concern that the proposed development may exacerbate problems with the limited off street parking that was available in this area. Any overspill parking onto the access roads would be detrimental to the amenity of users of the access road and impact on access for Fire and emergency services.

A motion to approve the recommendations of the Head of Development Management as set out in the report and on the supplementary report was moved and seconded. On being put to the vote the motion was **LOST**.

An alternative motion to **REFUSE** the application was moved by Councillor Thompson and seconded by Councillor Dudley; on being put to the vote the motion was **CARRIED**.

The application was refused for the following reason:

1. The proposed garage conversion would result in insufficient on-site vehicle parking spaces which would result in increased on-street parking. Overspill parking onto the access road adjacent to the site would be detrimental to the amenity of users of the access road and impact on access for fire and emergency services vehicles and other service vehicles including refuse vehicles. The proposed development would therefore be contrary to Policy M9 of the Bracknell Forest Borough Local Plan, Policy CS23 of the Core Strategy Development Plan Document and Bracknell Forest Borough Parking Standards (Supplementary Planning Document approved July 2007).

87. **Application 13/00982/FUL Tesco Stores Ltd, 17 County Lane, Warfield**

Installation of dry cleaning, shoe and watch repairs pod to Class 1 Retail Premises.

A site visit had been held on Saturday 22 February 2014 which had been attended by Councillors Blatchford, Brossard, Dudley, Finnie, Heydon, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Warfield Parish Council.
- A letter of support for the application.

Some Committee members expressed concerns that the proposed development may lead to congestion and/or users parking inappropriately.

Upon being put to the vote it was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 23rd January 2014:

2115gag1a.dgn (1A)

12861-001 (Rev C4)

12861-060 (Rev C2)

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The opening hours of the pod shall be limited to 09.00 hours to 18.00 hours Monday to Saturday and 10.00 hours to 16.00 hours Sunday and at no other times.

REASON: In the interests of residential amenity.

(Relevant plans and policies: BFBLP EN20, CSDPD CS7)

04. No deliveries shall be made to the site between 24.00 hours and 05.00 hours on any day.

REASON: In the interests of residential amenity.

(Relevant plans and policies: BFBLP EN20, CSDPD CS7)

88. Application 13/00983/A Tesco Stores Ltd, 17 County Lane, Warfield

Display of wall mounted illuminated and non illuminated signage.

A site visit had been held on Saturday 22 February 2014 which had been attended by Councillors Blatchford, Brossard, Dudley, Finnie, Heydon, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Warfield Parish Council.

Upon being put to the vote it was **RESOLVED** that **ADVERTISEMENT CONSENT** be **granted** subject to the following conditions:-

01. The advertisements hereby granted consent shall be displayed in accordance with the following plans and other submitted details received by the Local Planning Authority on 23rd January 2013:

17841-01

REASON: To ensure that the development is carried out only as approved by the local Planning Authority.

02. The signage hereby permitted shall not be illuminated after 18.00 hours or before 09.00 hours Monday to Saturday and shall not be illuminated after 16.00 hours or before 10.00 hours Sunday.

REASON: In the interests of the amenities of the neighbouring properties.
[Relevant Policy: BFBLP EN20]

89. **Application 13/01001/FUL 10 Spring Woods, Sandhurst**

Erection of single storey front and rear extensions, raising of roof of dwelling with installation of front and rear facing dormer windows to create first floor accommodation, part conversion of garage and new integral garage.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Sandhurst Town Council.
- 12 letters of objection around the proposed development leading to a loss of light, overlooking and overshadowing to adjoining properties. That the proposed development would constitute overdevelopment and undermine the area which had been identified as an area of special housing character.
- A letter of support for the proposed development.

Members asked that officers provide further information and clarity around parking provision and provide the Committee with plans showing the existing property and the proposed development.

It was proposed by Councillor Worrall, seconded by Councillor Dudley that the application be deferred to allow officers time to present the information requested by Members above.

Upon being put to the vote the motion was **CARRIED**, it was **RESOLVED** that the application be **DEFERRED**.

90. **Application 13/01082/FUL 3 Norman Keep, Warfield**

Erection of two storey rear extension following demolition of existing conservatory.

A site visit had been held on Saturday 22 February 2014 which had been attended by Councillors Blatchford, Brossard, Dudley, Finnie, Heydon, Thompson and Virgo.

The Committee noted:

- The comments of Warfield Parish Council.
- Seven letters of objection from neighbouring properties around the proposed development leading to a cramped overdevelopment of the site. In addition, the proposed development having a detrimental impact on the visual amenity of the area and the loss of light and privacy to neighbouring properties.

Members carefully considered the objections raised.

Upon being put to the vote it was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 19th December 2013:

615/001
615/003
615/006
615/007
615/008
615/009

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The first floor bedroom window in the north east facing corner elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. The study/landing window in the north facing side elevation of the dwelling shall at all times be a high level window having a sill height of not less than 1.8 metres above internal floor.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

91. **Application 14/00068/RTD Land Adj to Electricity Substation, Fernbank Road, Ascot**

Replacement of existing 13.8M high monopole and internally shrouded antennas with new 13.8M high monopole, 1 no. additional cabinet with ancillary development.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- Seven letters of objection stating that the relocation of the mast would have a detrimental impact on the views from apartments in St Christopher Gardens. In addition, a petition with 7 signatories had also been submitted.

Members expressed concern that the proposed relocation of the mast would obstruct the view of some of the residents at St Christopher Gardens and present an eyesore. Members however also accepted that there was already an existing mast of the same height albeit in a slightly different location.

Following a query by the Chairman, Councillor Virgo confirmed that he did not wish to declare an interest following his visit to an objectors home at St Christopher Gardens.

Upon being put to the vote it was **RESOLVED** that the siting and appearance of the development proposed be **APPROVED** in accordance with the plans and condition as stated below:-

01. Proposed Site Plan 201 received by the Local Planning Authority on 20th January 2014. Proposed Site Elevation 301 received by the Local Planning Authority on 20th January 2014. Site Location Maps 100 received by the Local Planning Authority on 20th January 2014.

02. The 13.8M high mast and associated cabinets hereby approved shall be painted Fir Green RAL 6009.

REASON: In the interests of the visual amenities of the area.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

92. **Application 14/00080/RTD Land Opposite Byways, Crowthorne Road, Sandhurst**

Replacement of existing 12M column with a 15M dual user replica telegraph pole with associated equipment, cabinet and ancillary development (including meter cabinet).

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Sandhurst Town Council.
- Four letters of objection stating that the proposed development would have a detrimental impact on the character and appearance of the surrounding area and have a detrimental impact on the residential amenity of neighbouring properties.

Upon being put to the vote, it was **RESOLVED** that the application be **APPROVED** in accordance with the plans as stated below:-

Drawing entitled Site Location Maps no. 100 received by Local Planning Authority on 27 January 2014

Drawing entitled Site Plan no. 200 received by Local Planning Authority on 27 January 2014

Drawing entitled Proposed Site Elevation no. 302 received by Local Planning Authority on 27 January 2014

Drawing no. 2111 received by Local Planning Authority on 27 January 2014.

93. **Miscellaneous Item: Analysis of Planning Appeal Decisions**

The Committee was asked to consider and note the implications of the changing policy context of determining planning applications.

The Head of Development Management reported that with the introduction of the National Planning Policy Framework (NPPF) in March 2012 and more recently in

November 2013 the adoption of the Sites Allocation Local Plan the policy environment within which planning decisions were made had changed significantly. The report set out to examine those planning appeal decisions where planning policy had been a key consideration both in the Council's decision and in the Inspector's analysis.

In the first few months after the NPPF taking effect it appeared from appeal decisions that some Inspectors were themselves unclear on the weight to be given to and interpretation applied to the NPPF and local planning policy documents. However the last 12 months had seen across the country a significant shift, particularly in relation to decisions relating to developments in sensitive locations, such as Areas of Outstanding Natural Beauty (AONB) and Green Belt, as well as areas of open countryside not subject to any designation. The report focussed on appeal decisions relating to the following:

- Green Belt
- Countryside
- Parking Standards

It was **RESOLVED** that the Committee considered and noted the implications of the changing policy context for determining planning applications.

94. **Date of Next Meeting**

27 March 2014

CHAIRMAN